

#62

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT 6 AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 1 THROUGH 5 LOCATED IN THE CORONADO HILLS NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to Tract 6 located at 6707 and 6707½ Cameron Road described in Zoning Case No. C14-2009-0040, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1.21 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Coronado Hills Neighborhood Planning Area*),

located in the Coronado Hills neighborhood planning area, locally known as the area bounded by Anderson Lane (U.S. Highway 183) on the north and east, U.S. Highway 290 on the south, and Cameron Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

**PART 2.** The zoning district for the Tract 6 is changed from community commercial (GR) district to community commercial-vertical mixed use building (GR-V) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	Existing Zoning	Zoning To
6	226768	6707 and 6707 1/2 Cameron Rd	GR	GR-V

**PART 3.** Tract 6 is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.
- B. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- C. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- D. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.

**PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1 through 5, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address
1	230672	1505 1/2 E Anderson Lane
2	230676	7601 and 7601 1/2 Cameron Rd
	230585	7537 Cameron Rd
	230587	7517 Cameron Rd
3	230668	1401 1/2 Coronado Hills Dr
		7309 Cameron Rd
		7311 Cameron Rd
4	228232	7215 Cameron Rd
	368913	7213 Cameron Rd
	228231	7213 Cameron Rd
5	228224	7201 Cameron Rd

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2009.  
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4 **PASSED AND APPROVED**  
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6 \_\_\_\_\_, 2009  
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Will Wynn  
Mayor

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13 **APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

